

ZB# 85-40

Samir Elakkade

21-2-20

85-40 Elakkade, Samir

Prelim. meeting:
Oct. 7, 1985

Public Hearing:
Oct. 28, 1985.

Ordered list
from Assessor 10/8/85.

Paid 26.00
fee

Area
Variance
Approved:
10/28/85.

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

2011

Nov 1 19 11

Received of

William L. Book Co.

\$

2500

DOLLARS

For

for the purchase of 100 copies of the Town of New Windsor Yearbook - 2011

DISTRIBUTION

FUND	CODE	AMOUNT
<i>100</i>	<i>100</i>	<i>2500</i>

By

William L. Book Co.

Thomas L. Book Co.

Title

Williamson Law Book Co., Rochester, N. Y. 14604



NEW WINDSOR ZONING BOARD OF APPEALS

-----X
In the Matter of the Application of

SAMIR ELAKKADE,

#85-40.
-----X

DECISION GRANTING
AREA VARIANCES

WHEREAS, SAMIR ELAKKADE, 120 Vails Gate Heights Drive, New Windsor, New York 12550, has made application before the Zoning Board of Appeals for area variances for the purpose of:

Construction of a residential dwelling with insufficient lot width, lot area and floor area;

in an R-4 zone.

WHEREAS, a public hearing was held on the 28th day of October, 1985 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the above applicant appeared in behalf of himself; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant proposes to construct a one-family brick residential dwelling with full basement in an R-4 zone.

3. The evidence presented by the applicant shows that the proposed building lot is 75 ft. by 157 ft.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variances requested are not granted.

2. The requested variances will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT: (1) 3,225 s.f. lot area, (2) 25 ft. lot width, and (3) 40 s.f. floor area variances in accordance with plans submitted and dated 6/25/85.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: November 25, 1985.

Chairman

Pat.

Legal Notice

PUBLIC NOTICE
OF HEARING
BEFORE
ZONING BOARD
OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeals No. 40

Request of Samir Elakkad for VARIANCES of the Zoning Local Law to permit:

width, lot area and floor area, being VARIANCES of the following Sections of Law:

Section 48-12 - Table of Bulk Regs. - Cols. 4, 5 & 11 for property situated on the northside of Union Avenue, (formerly Rizzuto), Town of New Windsor, NY, known and designated as Section 21 - Block 2 - Lot 20.

SAID HEARING will take place on the 28th day of October, 1985, at New Windsor Town Hall, 555 Union Avenue, New Windsor, NY, beginning at 7:30 o'clock p.m.

DANIEL P. KONKOL
Chairman

By: Patricia Delio
Secretary

State of New York

County of Orange, ss:

Everett W. Smith, being duly sworn

disposes and says that he is

Publisher of the E.W. Smith

Publishing Company, Inc. publisher

of The Sentinel, a weekly newspaper

published and of general circulation

in the Town of New Windsor, and that

the notice of which the annexed is

a true copy was published once

in said newspaper, commencing on

the 17th day of October A.D., 1985

and ending on the 17th day of October

A.D. 1985

Subscribed and shown to before me

this 29th day of Jan, 1986

Patricia Delio

Notary Public of the State of New York
County of Orange.

My commission expires 3/30/87

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

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Appeals No. 40

Request of: SAMIR ELAKKAD

for VARIANCES of the Zoning Local Law to permit:
construction of residential dwelling with insufficient lot width, lot area and floor area, being VARIANCES of the following Sections of Law:

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New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y.
beginning at 7:30 o'clock P. M.

DANIEL P. KONKOL, Chairman



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

October 29, 1985

1763

Mr. Samir Elakkade
120 Vails Gate Heights Drive
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCES - #85-40

Dear Mr. Elakkade:

This is to confirm that a public hearing was held regarding the above-entitled application before the Zoning Board of Appeals. The Board voted to GRANT your request for area variances at the October 28, 1985 meeting.

Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Delio".

PATRICIA DELIO
Secretary to Zoning Bd. of Appeals

/pd

cc: Town Building Inspector
Planning Board

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

85-40

Date: 10/8/85

- I. Applicant Information: New Windsor, N. Y. 12550
- (a) SAMIR ELAKKADE, 120 Vails Gate Hqts. Drive, / x
(Name, address and phone of Applicant) (Owner)
- (b) -
(Name, address and phone of purchaser or lessee)
- (c) -
(Name, address and phone of attorney)
- (d) -
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) R-4 Union Avenue 21-2-20 75 x 157
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? -
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 5/8/85
- (e) Has property been subdivided previously? no When? -
- (f) Has property been subject of variance or special permit previously? no When? -
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes- 9/11/85.
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: n/a

IV. ~~Use Variance:~~

- ~~(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____~~

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Cols. 4, 5 & 11.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>15,000 s.f.</u>	<u>11,775 s.f.</u>	<u>3,225 s.f.</u>
Min. Lot Width <u>100 ft.</u>	<u>75 ft.</u>	<u>25 ft.</u>
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. <u>/</u>	<u>/</u>	<u>/</u>
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* <u>1,000 s.f.</u>	<u>960 s.f.</u>	<u>40 s.f.</u>
Dev. Coverage* _____%	_____%	_____%
Floor Area Ratio** _____	_____	_____

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Applicant purchased parcel to construct one-family residential dwelling. There is no additional property available to purchase in order to conform with zoning bulk regulations. Applicant feels that there is practical difficulty if Applicant is unable to construct residential dwelling.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Applicant intends to construct one-family residential dwelling in conformance with neighboring properties, and maintains that the quality of the residential zone will be continued.

IX. Attachments required:


- x Copy of letter of referral from Bldg./Zoning Inspector.
x Copy of tax map showing adjacent properties.
- Copy of contract of sale, lease or franchise agreement.
x Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
n/a Copy(ies) of sign(s) with dimensions.
x Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
x Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date October 8, 1985.

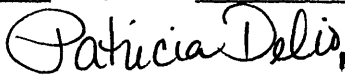
STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.


(Applicant)
SAMIR ELAKKAD

Sworn to before me this

10th day of October, 19 85.



PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970776
Qualified in Orange County
Commission Expires March 30, 1987

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

③

Prelim.

9/23/85.

(notified by telephone)

21-2-20

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

21-2-20

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 831-2000 x 5257 (6) Date 9/11/1985

To SAMIR ELAKKAD / Pizzuto, Rose (owner)
120 VAILSGATE HEIGHTS DR.
561-0309 (h)

PLEASE TAKE NOTICE that your application dated 9/9/1985
for permit to BUILD HOUSE
at the premises located at N SIDE UNION AVE adjacent to
(Pizzuto property)

is returned herewith and disapproved on the following grounds:

- 1) MIN LOT WIDTH 25' width Needs: ~~3,225' lot width~~ as
- 2) MIN LOT AREA 3,225' lot area
- 3) MIN FLOOR AREA 40 sq. ft.

Michael Babcock

Building Inspector

21
21-2-20
OFFICE OF ZONING - BUILDING INSPECTOR

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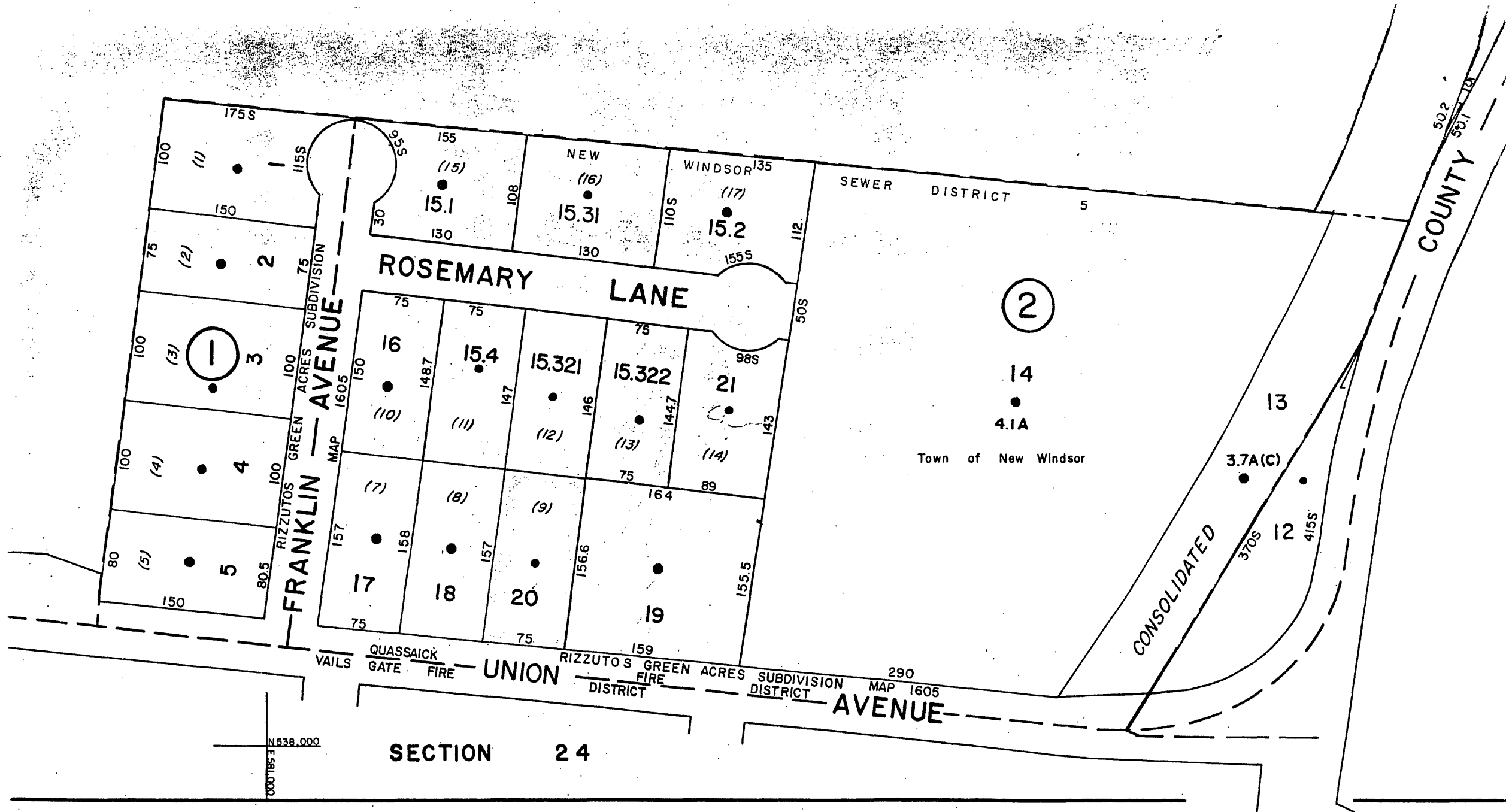
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Michael Babcock
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area 15,000	11,775	3,225 3,225
Min. Lot Width 100	75	25
Reqd. Front Yd.		
Reqd. Side Yd.	1	1
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area* 1,000 SQFT	960 SQFT	40 SQFT
Dev. Coverage*	%	%
Floor Area Ratio**		


* Residential Districts only
** Non-residential districts only



LEGEND

STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO.	FILED PLAN BLOCK NO.
CITY TOWN OR VILLAGE	EASEMENT LINE	TAX MAP PARCEL NO.	FILED PLAN LOT NO.
SECTION & SECTION LINE	MATCH LINES		

Name of Owner of Premises SHAMIR ELAKKAD
Address 120 WALKS STATE HEIGHTS DR. Phone 581-0309
Name of Architect.....
Address..... Phone.....
Name of Contractor HAGAR HOMES INC.
Address 9 FROZEN RIDGE RD. Phone 581-6625
NEWBURGH, NY 12550
State whether applicant is owner, lessee, agent, architect, engineer or builder: BUILDER
If applicant is a corporation, signature of duly authorized officer.


(Name and title of corporate officer)

1. On what street is property located? On the NORTH side of UNION AVE.
(N. S. E. or W.)
andfeet from the intersection of.....
2. Zone or use district in which premises are situated R4
3. Tax Map description of property: Section 21 Block 2 Lot 70
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy VACANT b. Intended use and occupancy NEW HOUSE
5. Nature of work (check which applicable): New Building ☒ Addition..... Alteration..... Repair..... Removal.....
Demolition..... Other.....
6. Size of lot: Front 75' Rear 75' Depth 157' Front Yard 36' Rear Yard 97' Side Yard 17.5' ±
Is this a corner lot? NO
7. Dimensions of entire new construction: Front 40' Rear 40' Depth 24' Height 15' Number of stories 1
8. If dwelling, number of dwelling units 1 Number of dwelling units on each floor.....
Number of bedrooms 3 Baths 1 Toilets 1
Heating Plant: Gas..... Oil ☒ Electric...../Hot Air..... Hot Water.....
If Garage, number of cars NONE
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost 48,000.00 Fee.....
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point

Name of Contractor HARRIS HOMES, INC.
Address 9 FROZEN RIDGE RD. Phone 581-6625
NEWBURGH, NY 12550
State whether applicant is owner, lessee, agent, architect, engineer or builder: BUILDER
If applicant is a corporation, signature of duly authorized officer.


(Name and title of corporate officer)

1. On what street is property located? On the NORTH side of UNION AVE.
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Number of bedrooms 3 Baths 1 Toilets 1
Heating Plant: Gas..... Oil ☒ Electric...../Hot Air..... Hot Water.....
If Garage, number of cars NONE
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CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —
Planning Board.....
Highway.....
Sewer
Water
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....9.9.....1955.....

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant)

HAGAR HOMES, INC.

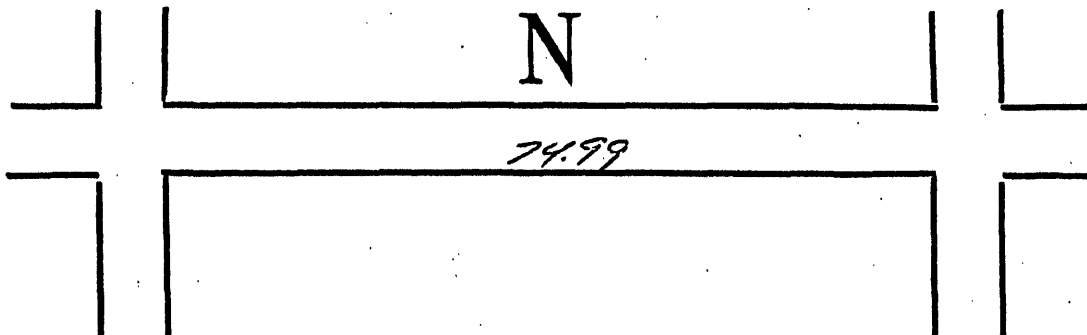
9 Frozen Ridge Road

New Windsor, N.Y. 12550
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Refer --
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

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Pursuant to New York State Building Code and Town Ordinances

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(Signature of Applicant)

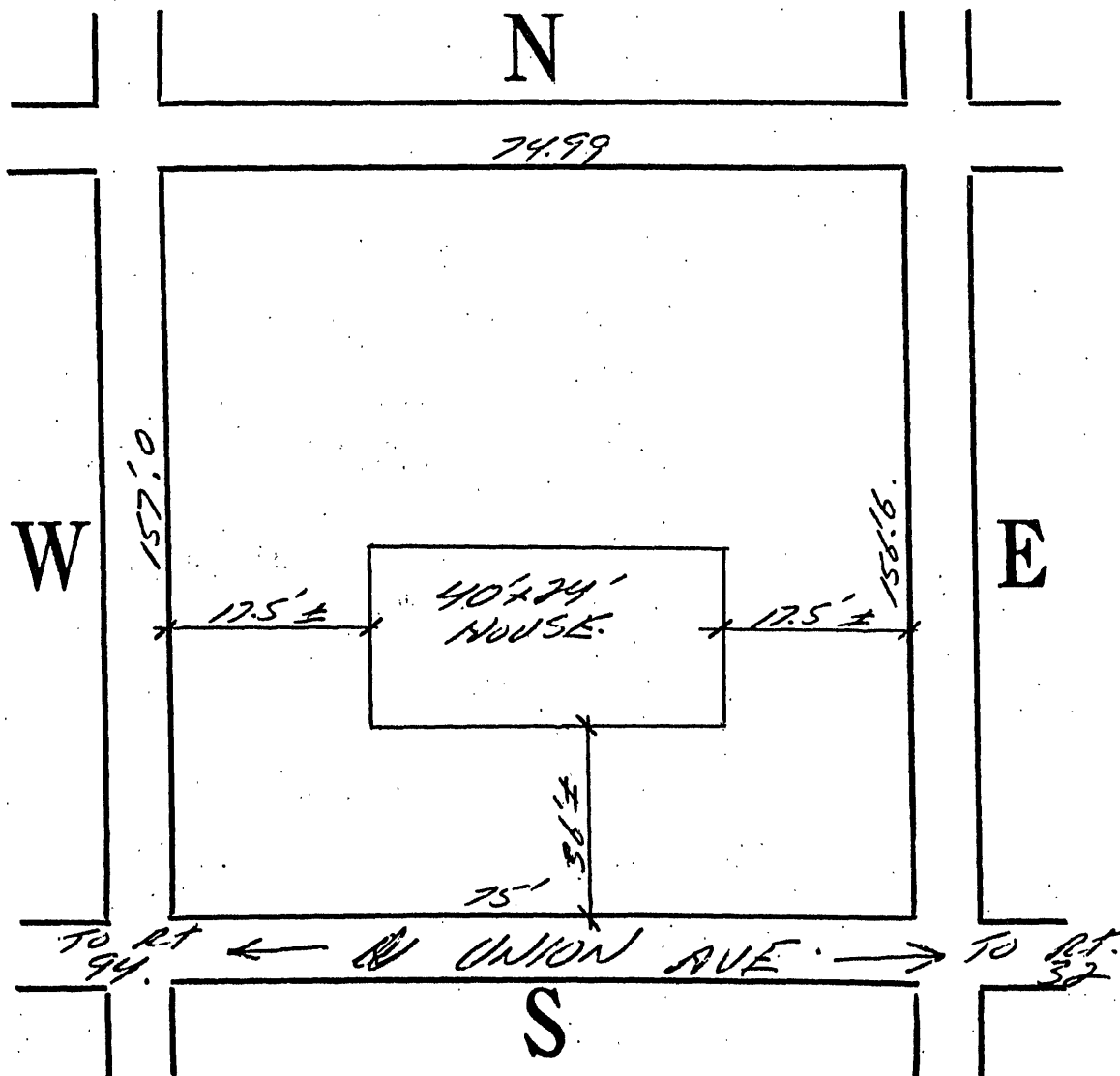
HAGAR HOMES, INC.

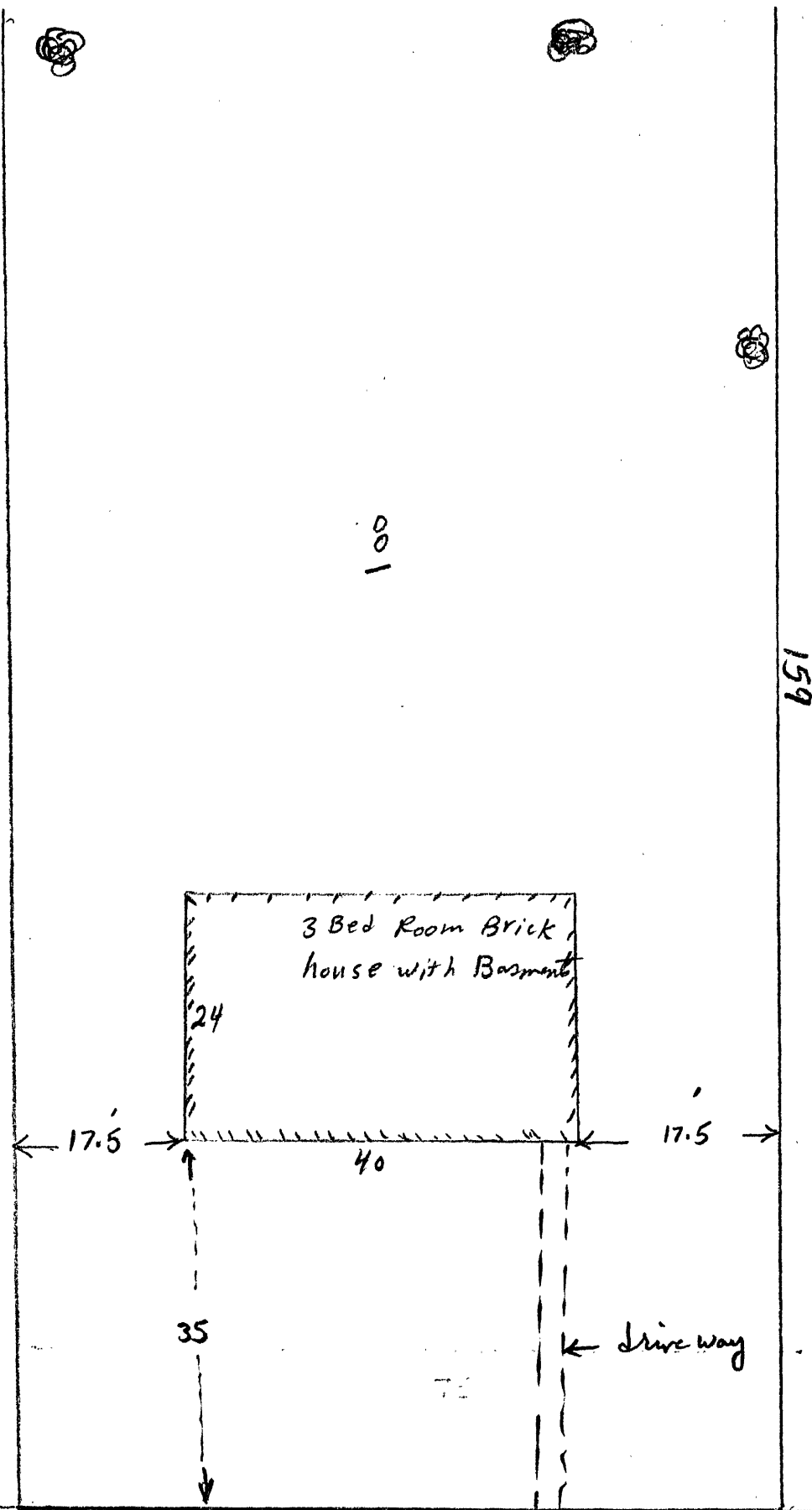
9 Frozen Ridge Road

No. 1250 (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.





scale 1" = 540

Union ave

75

SAMIR ELKAND

[Signature]



This Indenture,

May, *Made the* 4th *day of*
Nineteen Hundred and Eighty-five
 Between

ROSE RIZZUTO, residing at 250 Union Avenue, New Windsor, N.Y. 12550

part Y of the first part, and
 120 Vails Gate Heights Drive,
 SAMIR A. ELAKKADE, residing at ~~XX Coffey Avenue~~, New Windsor, N.Y.
 12550,

part Y of the second part,
 Witnesseth, that the party *of the first part, in consideration of* -----
 -----ONE and no/100----- *Dollar* (\$ 1.00--)
lawful money of the United States, and other good & valuable consideration
paid by the party of the second part, do es hereby grant and release unto the
part Y of the second part, his distributees and assigns forever, all

ALL that certain lot, piece or parcel of land, together with the improvements thereon, situate, lying and being in the Town of New Windsor, County of Orange, and State of New York, and more particularly described as Lot No. 9 as laid out on a map of Development of Rizzuto's Green Acres, Town of New Windsor, Orange County, New York, dated August, 1954 made by Nail Sherwood, C.E., Liberty, New York and filed in the Orange County Clerk's Office of Orange County on March 21, 1955 and designated as map number 1605 in Pocket 15, Folder A.

055204

7-0-00

055.
part Y of the first part, and
120 Vails Gate Heights Drive,
SAMIR A. ELAKKADE, residing at ~~XXX Coffey Avenue~~, New Windsor, N.Y.
12550,

part Y of the second part,
Witnesseth, that the part Y of the first part, in consideration of -----
-----ONE and no/100-----Dollar (\$ 1.00--)
lawful money of the United States, and other good & valuable consideration
paid by the party of the second part, does hereby grant and release unto the
part Y of the second part, his distributees and assigns forever, ~~and~~

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1
7
ALL that certain lot, piece or parcel of land, together with
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particularly described as Lot No. 9 as laid out on a map of Develop-
ment of Rizzuto's Green Acres, Town of New Windsor, Orange County,
New York, dated August, 1954 made by Nail Sherwood, C.E., Liberty,
New York and filed in the Orange County Clerk's Office of Orange
County on March 21, 1955 and designated as map number 1605 in Pocket
15, Folder A.

LIBER 2358 PW 333

~~Together~~ with the appurtenances and all the estate and rights of the party
of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the
second part, his distributees and assigns forever.

And the party of the first part covenant that she has not done
or suffered anything whereby the said premises have been incumbered in any way
whatever.

And That, in Compliance with Sec. 13 of the Lien Law, the grantor will
receive the consideration for this conveyance and will hold the right to receive such
consideration as a trust fund to be applied first for the purpose of paying the cost of
the improvement and will apply the same first to the payment of the cost of the
improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set her
hand and seal the day and year first above written.

In Presence of

Rose Rizzuto
Rose Rizzuto

State of New York
County of ULSTER

ss. On this 4th day of May,
Nineteen Hundred and Eighty-five,
before me, the subscriber, personally appeared

ROSE RIZZUTO

to me personally known and known to me to be the same person described in and
who executed the within instrument, and she acknowledged
to me that she executed the same.

J. Philip Zand
J. PHILIP ZAND

Notary Public, State of New York

Residing in Ulster County

Commission Expires March 30, 1986

And the party of the first part covenant that she has not done or suffered anything whereby the said premises have been incumbered in any way whatever.

And That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the party of the first part has hereunto set her hand and seal the day and year first above written.

In Presence of

Rose Rizzuto
Rose Rizzuto

State of New York } ss. On this 4th day of May,
County of ULSTER } Nineteen Hundred and Eighty-five,
before me, the subscriber, personally appeared

ROSE RIZZUTO

to me personally known and known to me to be the same person described in and who executed the within Instrument, and she acknowledged to me that she executed the same.

J. Philip Zand
J. PHILIP ZAND
Notary Public, State of New York
Residing in Ulster County
Commission Expires March 30, 1986

Ad

Covenant Against Grantor with Lien Covenant

ROSE RIZZUTO

TO

SAMIR A. ELAKKADE

LIBER 2358 PG 334

Dated, May 4, 1985

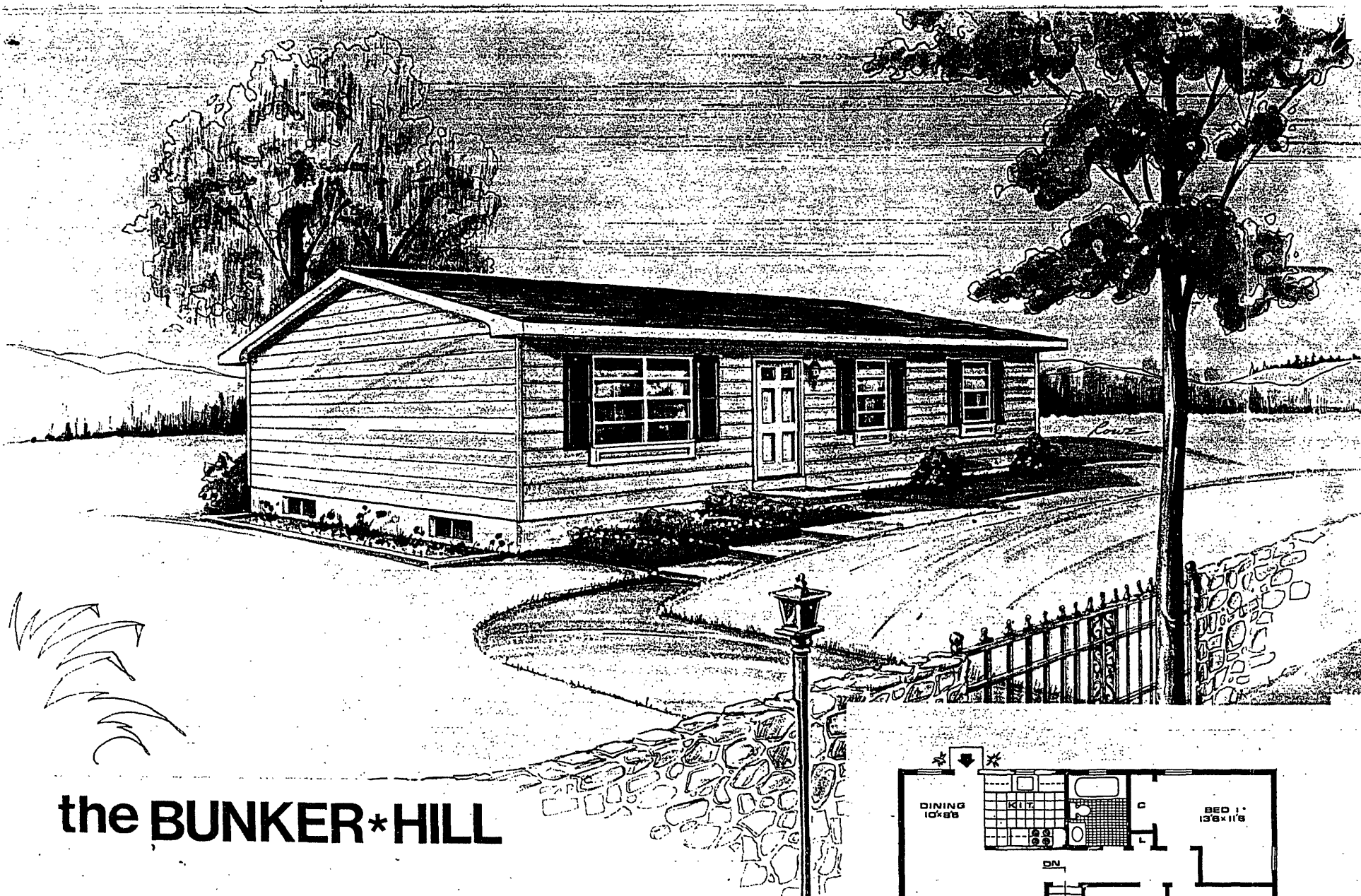
RECEIVED
\$20.00
REAL ESTATE
MAY 08 1985
TRANSFER TAX
ORANGE
COUNTY

Orange County Clerk's Office, S.S.
Recorded on the 8th day
of May, 1985 at 12:20
o'clock P.M. in Liber 2358
at page 333
and Examined.

J. Philip Zand
Clerk

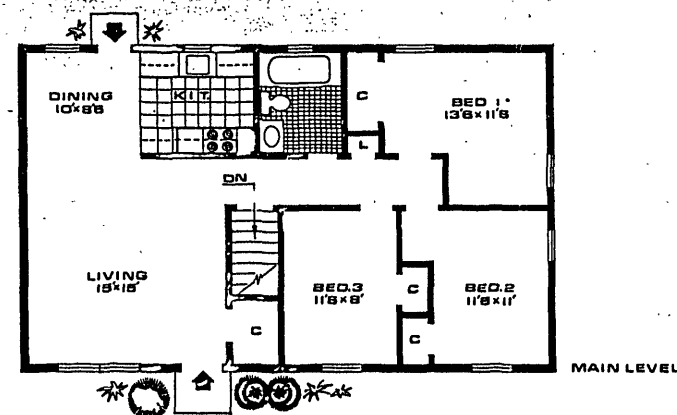
J. PHILIP ZAND
ATTORNEY & COUNSELLOR AT LAW
153 MAIN STREET
P. O. Box 55

NEW PALTZ, NEW YORK 12561-0055

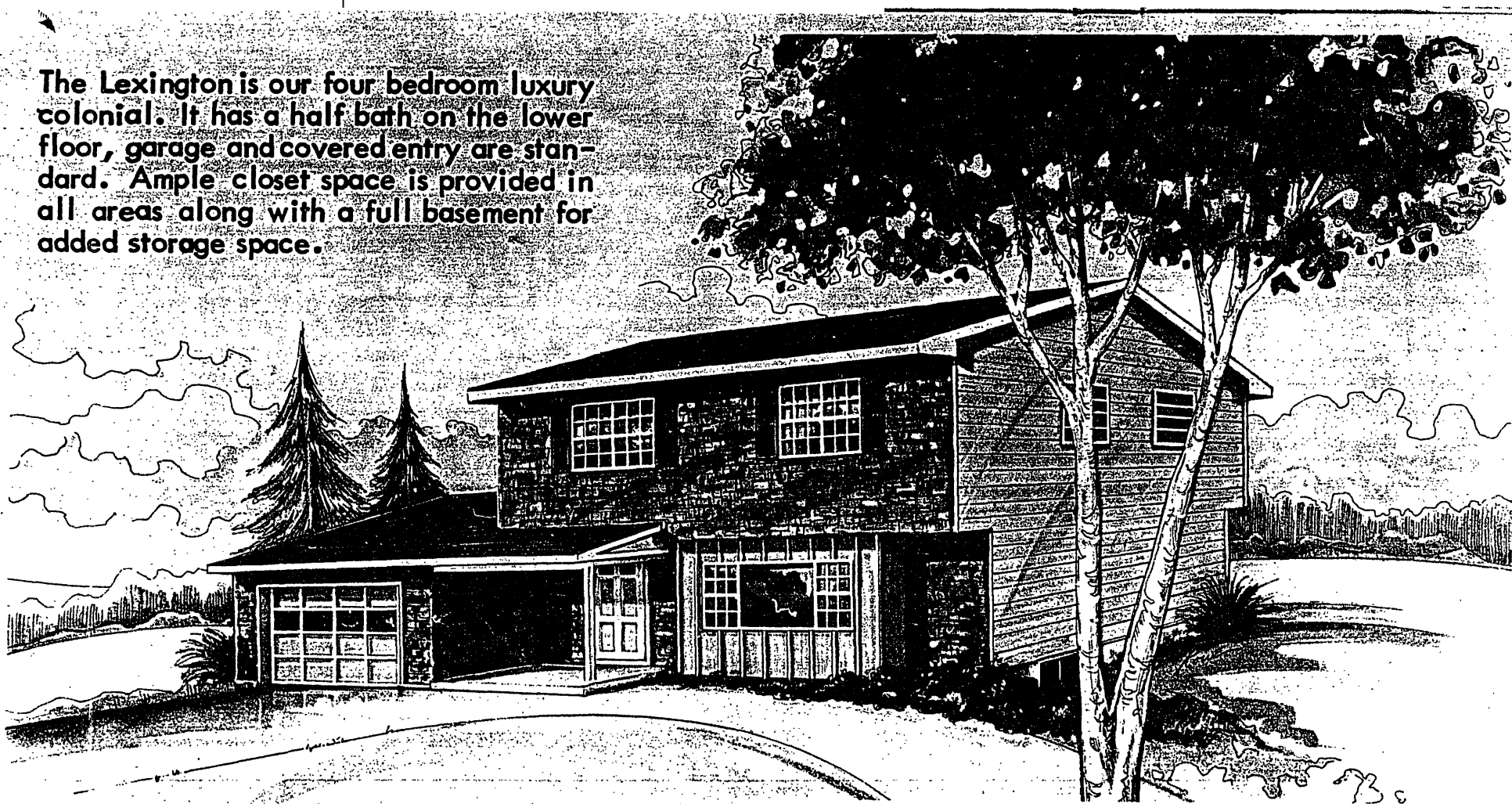


the BUNKER*HILL

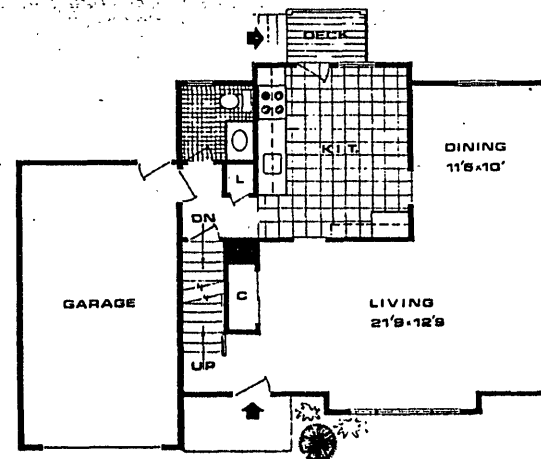
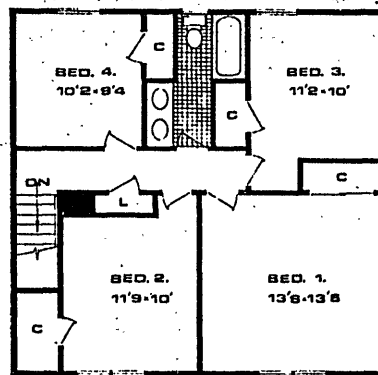
The Bunker Hill is our "Back to Basics" affordable three bedroom ranch. Full basement is included. Oil hotwater heat is standard as with all HAGAR HOMES.

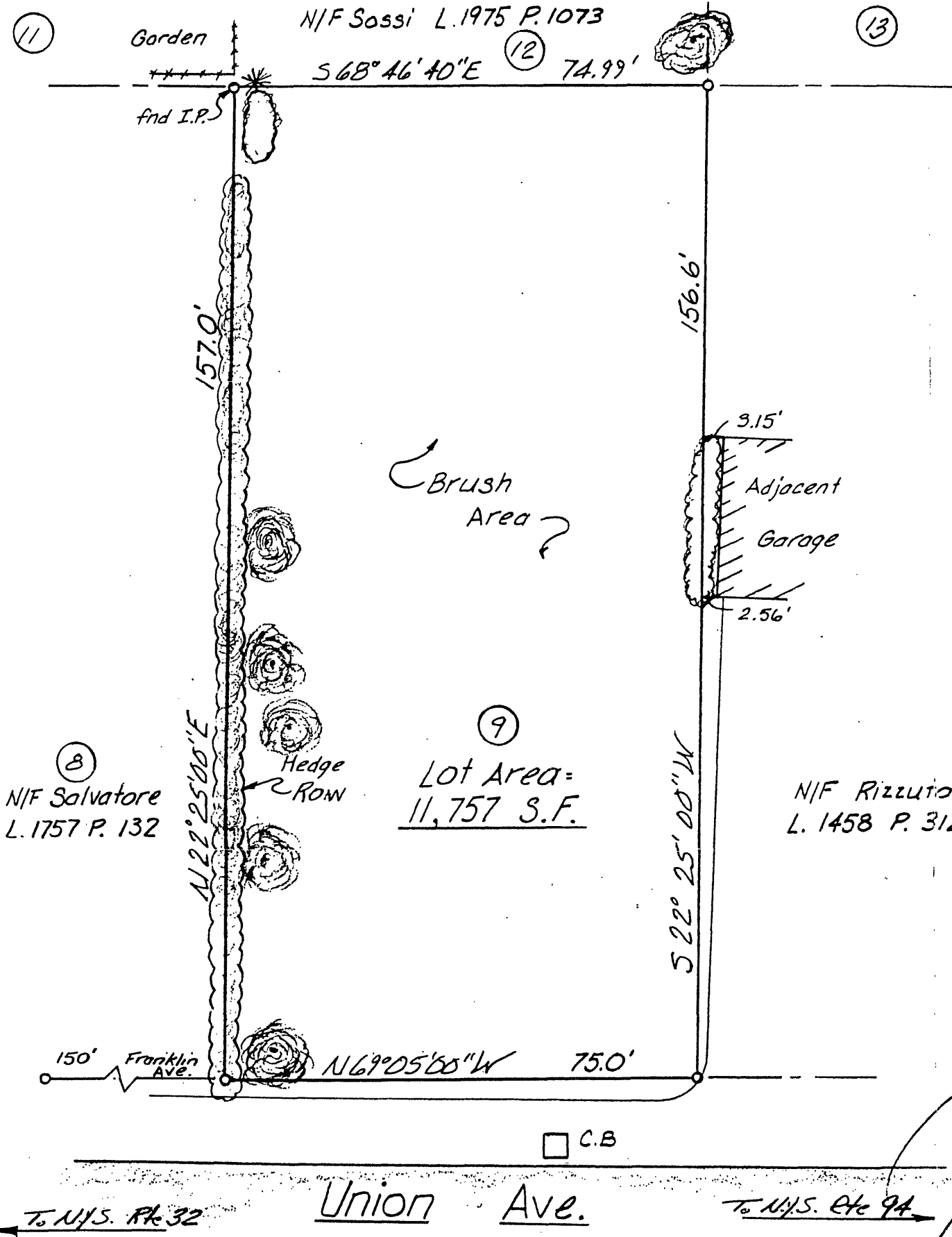


The Lexington is our four bedroom luxury colonial. It has a half bath on the lower floor, garage and covered entry are standard. Ample closet space is provided in all areas along with a full basement for added storage space.



the LEXINGTON





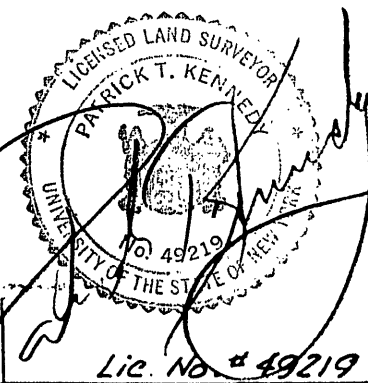
To: Samir A. Elakkade
Norstar Bank of the Hudson Valley, NA
Norstar Mortgage Services, Inc.
Chicago Title Insurance Co.
their successors and assigns
certified to be a correct and accurate
survey.
June 28, 1985

Tax Map Data
Section 21
Block 2
Lot 20

Map Reference
"Rizzutos Green Acres
map # 1605
Lot # 9

Deed Reference
Liber 1458 Page 315

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown hereon.



Patrick T. Kennedy, L.S. 647 Little Britain Road · New Windsor New York 12550		
SCALE: 1" = 20'	APPROVED BY:	DRAWN BY
DATE: June 25, 1985		REVISED
Survey of Lands for: Samir A. Elakkade		
Town of New Windsor Orange County · New York		DRAWING NUMBER 85-334

10/28/85 Public Hearing - Samir Elakkade

Name:

Address:

Salvatore White

1 Franklin Ave New Windsor Ny

Salvatore Gullo

256 Union Ave New Windsor N.Y.

Maria Gullo

256 Union Ave New Windsor N.Y.

Caroline Krevens

260 Union Ave New Windsor

^{no objection} Rose Rugguto & Frank Rugguto 250 Union Ave

Mr. & Mrs. John Rugguto 1 Elm St New Windsor.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

RE: PUBLIC HEARINGS BEFORE THE ZBA - ,October 28, 1985

DATE: October 17, 1985

Please be advised that the following public hearings will be heard before the Zoning Board of Appeals on the above date:

GATTO, ANTHONY & EILEEN - Area Variance
ELAKKADE, SAMIR - Area Variance

I have attached hereto copies of the pertinent applications together with public hearing notices which were published in The Sentinel.

Patricia Delio, Secretary
Zoning Board of Appeals

/pd

Attachments



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

42

- ✓ Town of New Windsor 703
✓ 555 Union Avenue
New Windsor, N.Y. 12550
- ✓ Joseph & Edith Maraday 704
✓ Rosemary Lane
New Windsor, N. Y.
- ✓ Manuel and Emilia Perez 705
✓ Rosemary Lane
New Windsor, N. Y. 12550
- ✓ Remo and Pacifica Trabucco
✓ Rosemary Lane 706
New Windsor, N. Y.
- ✓ Edward J. & Marie Sossi
✓ Rosemary Lane 707
New Windsor, N. Y.
- ✓ Donald J. Slyne
✓ 5 Franklin Avenue 709
New Windsor, N. Y.
- ✓ John and Caroline Krevens 708
✓ 260 Union Avenue
New Windsor, N. Y. 12550
- ✓ Salvatore and Marie Grillo
✓ 256 Union Avenue 710
New Windsor, N. Y.
- ✓ Rose Rizzuto
✓ 250 Union Avenue 711
New Windsor, N. Y. 12550
- ✓ Francis & Mary K. Hurd
✓ 269 Union Avenue 712
New Windsor, N. Y.
- ✓ Keith Williams 713
✓ 518 Balmoral Circle
New Windsor, N. Y.
- ✓ John B. & Mary C. Rizzuto
✓ 1 Elm Street 714
New Windsor, N. Y.
- ✓ Ronald E. and Marie Sadler
✓ 267 Union Avenue 715
New Windsor, N.Y.
- Ronald & Helen Sadler
263 Union Avenue 716
New Windsor, N. Y.
- ✓ Michael & Karen Flamholtz
✓ 206 Cambridge Court 717
New Windsor, N. Y.
- ✓ John & Pat Allessandro
✓ 205 Cambridge Court 718
New Windsor, N. Y. 12550
- ✓ Michael & Gianna Terrizzi
✓ 5 Franklin Avenue 719
New Windsor, N. Y.
- ✓ Dolores & Joseph White 720
✓ 1 Franklin Avenue
New Windsor, N. Y.
- ✓ Michael & Rhonda Freeman
✓ 264 Union Avenue 721
New Windsor, N. Y.
- ✓ George & Delores Bilyou 722
✓ 241 Union Avenue
New Windsor, N. Y.
- ~~John & Mary McQuiston
254 Union Avenue
New Windsor, N. Y.~~
- ✓ William & Marcella Edgar 724
✓ 251 Union Avenue
New Windsor, N. Y.
- Salvatore & Irene Paratore
Apartment 304 725
1335 East Harvard Street
Glendale, CA
- ✓ Patricia Delio
✓ 7 Franklin Avenue
New Windsor, N. Y.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

- | | |
|---|---|
| ✓ Alex & Irene King
4 Elm Street 726
New Windsor, N. Y. | Robert J. & Diann Williams
223 Pine Street
New Windsor, N. Y. P031562 703 |
| ✓ JoAnn Robertson 727
3 Elm Street
New Windsor, N. Y. | ✓ Louis J. & Virginia A. Sciolto
225 Pine Street
New Windsor, N. Y. 735 |
| William & Marcella Edgar
251 Union Avenue
New Windsor, N. Y. | ✓ David & June Jagunic 736
226 Oak Street
New Windsor, N. Y. |
| ✓ John & Mary McQuiston
257 Union Avenue
New Windsor, N. Y. 723 | ✓ Nicholas Garzione 739
228 Oak Street
New Windsor, N. Y. |
| ✓ Giosue & Joyce M. Mazzarella
261 Union Avenue
New Windsor, N. Y. 729 | ✓ Alfred & Mary Ann Conley
224 Oak Street
New Windsor, N. Y. 738 |
| ✓ Jerome & Mary Walsh
223 Oak Street 730
New Windsor, N. Y. | ✓ Janet Anderson 739
6 Elm Street
New Windsor, N. Y. |
| ✓ Edna V. Bliss 730
225 Oak Street
New Windsor, N. Y. | ✓ Edward C. & Marie Beach
229 Oak Street
New Windsor, N. Y. 740 |
| ✓ Albert M. McNeil 731
227 Oak Street
New Windsor, N. Y. | ✓ William & Charlotte Walsh
231 Oak Street
New Windsor, N. Y. 741 |
| ✓ Ernest J. & Robert Borchert
Lattintown Road
Marlboro, N. Y. 12542 732 | ✓ Jeffrey & Gail Epstein
306 Cloverdale Court 742
New Windsor, N. Y. |
| Dominick Agnello 733
7 Pat Road
Newburgh, N. Y. | ✓ Sohail & Noshin Ahmed
307 Cloverdale Court 743
New Windsor, N. Y. |
| ✓ Eugene & Joyce Pellella
273 Union Avenue 744
New Windsor, N. Y. | ✓ John & Mary Rizzuto
Rosemary Lane 703
New Windsor, N. Y. |



9 FROZEN RIDGE ROAD — NEWBURGH, N. Y. 12550



561-6625

May 7, 1985

ADDENDUM TO CONTRACT FOR SAMIR ELAKKAD:

BUNKER HILL BASE PRICE		\$ 40,700.00
EXTRAS:		
BRICK ?	\$ 5,500.00	
GAS HEAT	275.00	
WATER AND SEWER HOOKUP (+ or -)	2,000.00	
SUMP PUMP	300.00	
10 STORMS AND SCREENS @ \$44.00 ea.	440.00	
	\$ 8,515.00	\$ 49,215.00

(If possible brick front only \$ 1,250.00)